

ARTICLE V - RECREATIONAL VEHICLES  
& RECREATIONAL VEHICLE PARKS

**ARTICLE V RECREATIONAL VEHICLES AND RECREATIONAL VEHICLE  
PARKS**

**SECTION 501 RECREATION VEHICLES**

A. Occupied Recreational Vehicles

Recreational vehicles may be occupied as a dwelling only as follows:

1. As provided in Section 502 of this Local Law.
2. For not more than two (2) separate periods, per year, not exceeding two weeks each, as temporary lodging while parked on the same lot with a dwelling.
3. With a temporary permit, issued by the Town Board on recommendation of the Planning Board, for periods of up to fourteen (14) weeks each, subject to the following conditions:
  - a. The applicant shall provide documentation from the Genesee County Health Department as to the adequacy of the water supply and wastewater connections and systems.
  - b. Any connections must be removed and the recreational vehicle moved to an approved parking location (see Subsection B below) upon expiration of such permit.
  - c. Occupancy of such unit shall be limited to between May 1st and October 15th.
  - d. The snow load rating for the roof of the RV unit shall be a minimum of thirty-five (35) pounds per square foot.
  - e. If authorized by the Town Board with its initial approval, the Zoning Enforcement Officer may issue a permit for the second year, provided all conditions are met.

B. Unoccupied Recreational Vehicles

An unoccupied recreational vehicle may be stored only in the side or rear yard areas of a lot no closer than five (5) feet from any lot line. When so stored, no connections shall be permitted.

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**SECTION 502 RECREATIONAL VEHICLE PARKS**

A. Location

A recreational vehicle park shall be located and maintained only in an A-R District upon issuance of a special use permit and in accordance with the standards set forth in this Local Law.

B. Existing Recreational Vehicle Parks

All existing recreational vehicle parks of record shall be exempt from this Local Law, except that they shall comply with this section whenever they are sold or any addition, expansion or alteration of the use or operation is proposed. Within six (6) months after the adoption of this Local Law, the Zoning Enforcement Officer shall notify existing recreational vehicle parks of this provision.

C. Standards and Requirements for the Construction of Recreational Vehicle Parks

Before a special use permit for a recreational vehicle park is issued under Section 210, the Town Board shall determine that the proposed use is designed and arranged in accordance with the following standards.

1. Site

The recreational vehicle park shall be located on a well-drained site which is properly graded to insure rapid drainage and be free at all times from stagnant pools of water.

2. Lots

Each recreational vehicle park shall be marked off into lots. The total number of lots in such recreational vehicle park shall not exceed twelve (12) per gross acre. Each lot shall have a total area of not less than two thousand five hundred (2,500) square feet with a minimum dimension of thirty (30) feet. Only one recreational vehicle shall be permitted to occupy any one lot.

3. Setbacks

All recreational vehicles shall not be located nearer than a distance of:

- a. Twenty-five (25) feet from an adjacent property line, except residential property.

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- b. One hundred (100) feet from any adjacent residential property line.
- c. One hundred (100) feet from the right-of-way of a public street or highway.
- d. Ten (10) feet from the nearest edge of any roadway location within the park.

4. Recreational Vehicle Site

Each recreational vehicle site shall have a stand of sufficient size and durability to provide for the placement and removal of recreational vehicles and for the retention of each recreational vehicle in a stable condition. The stand shall be suitably graded to permit rapid surface drainage.

5. Accessibility

Each recreational vehicle park shall be easily accessible from an existing public road with entrances and exits designed and strategically located for the safe and convenient movement into and out of the recreational vehicle park, and with minimum conflicts with the movement of traffic on a public road. All entrances and exits shall be at right angles to existing public roads and all entrances and exits shall be of sufficient width to facilitate the turning movements of recreational vehicles.

6. Street System

- a. Each recreational vehicle park shall have improved streets to provide convenient access to all lots and other important facilities within the recreational vehicle park.
- b. The street system shall be so designated to permit safe and convenient vehicular circulation within the recreational vehicle park.
- c. All streets shall have the following minimum widths:
  - i. One-way traffic movement - twelve (12) feet.
  - ii. Two-way traffic movement - twenty (20) feet.
- d. Except in cases of Emergency, no parking shall be allowed on such streets.

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e. Adequate access shall be provided for each lot. Such access shall have a minimum width of nine (9) feet.

7. Utilities

All sewer and water facilities provided in each recreational vehicle park shall be in accordance with the regulations of the Genesee County Department of Health and the New York State Department of Environmental Conservation.

8. Open Space

Each recreational vehicle park designed for twenty (20) or more sites shall provide a common open area suitable for recreation and play purposes. Such open space shall be conveniently located. The open space area shall be at least ten (10) percent of the gross land area of the recreational vehicle park but not less than one (1) acre.

9. Improvements

Lighting, landscaping and buffer areas may be required by the Town Board and shall be in keeping with surrounding development, the unique features of the site and the health and safety of occupants of the recreational vehicle park.

10. Management

Every recreational vehicle park shall be managed from an office located on the premises. The management shall maintain the recreational vehicle park in such a manner so as to protect the health, safety and comfort of all persons accommodated in the recreational vehicle park and so as to preserve the recreational vehicle park in a clean and attractive manner.

11. Removal of Wheels

Unless special consent be given by the Town Board, it shall be unlawful to remove wheels from any recreational vehicle or other-wise permanently affix such recreational vehicle to the ground. Such removal shall be grounds for the revocation of the permit for such recreational vehicle park.

12. Recreational Vehicle Park Special Use Permits

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- a. Pursuant to Article II, the Zoning Enforcement Officer shall inspect at least annually the operation of a recreational vehicle park to make sure it complies with provisions of this Local Law and any and all conditions prescribed by the Town Board when issuing the special use permit.
- b. Before receiving a special use permit for a recreational vehicle park, the owner thereof shall make an adequate showing that the subject property complies with the provisions of this section.